

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Division: Police

Member: Det. Robert Dodder

Project Name: Harvey Smades

Case #: 13-R-01

Date: 02-06

Review Time:

**Comments:**

No Comment.

**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:** 2/1/01

**Comments:**

1. Discuss stacking distance with Engineering representative.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
3. Provide pavement markings in conformance with section 47-20.8.
4. Signs require separate plan and permits in accordance section 47-22.
5. Additional comments maybe discussed at DRC meeting.

**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:** 2/7/01

**Comments:**

1. As a change of use, the Vehicular Use Areas on the site must meet all current Code requirements. This would include the 10' average buffer (with a 5' minimum) adjacent to a R.O.W., as well as other applicable requirements. Revise the Tabulation Table to correct errors. Note that minimum height of required palms is 8' of trunk ht.
2. An 8' wide peninsula tree island is required at the end of more than 2 parking spaces in a row.
3. Verify that all landscape areas are protected from vehicular encroachment.
4. Retroactive fence Landscape Code requirements apply.
5. Verify that street tree requirements are met. Generally, ½ of the street trees should be shade trees.

**Division:** Planning

**Member:** Kevin Erwin  
627-6534

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:** February 13, 2001

**Comments:**

1. This is a new use and must meet all current code requirements.
2. Provide a text narrative describing the operation including but not limited to, hours of operation, location of various activities, security, signage, solid waste, lighting etc), this narrative should be keyed to the site plan.
3. Discuss vehicle stacking requirements with the Engineering Rep.
4. Discuss curbing of radii with the Engineering Rep.
5. Dimension drive aisles and parking spaces.
6. Dimension to centerline of all adjacent roadways.
7. Show the location of all exterior doors on the site plan and landscape plans.
8. Show the location of all existing and proposed lights on the site plan.
9. Show dumpster/trash receptacle on the site plan.
10. Provide a standard detail of the wall.
11. Label proposed uses of all areas on the site plan and indicate existing uses and zoning on all adjacent uses.
12. Will there be any outdoor display or storage? Provide a narrative showing compliance with Sec 47-18.36 & 37 and Sec 47-19.9 if there will be outdoor display or storage.
13. Provide a photometric diagram of the parking area. The illumination level must be shown to the residential property line across S.W. 39<sup>th</sup> Avenue.
14. Discuss VUA landscape requirements with the Landscape Rep.
15. Discuss providing hedges on the exterior of the wall with the Landscape and Engineering Reps.

16. Discuss providing shade trees along State Road 7 and trees in the swale along S.W. 39<sup>th</sup> Avenue with the Landscape and Engineering Rep.
17. This project is subject to the requirements of 47-25.3 Neighborhood Compatibility.
18. No outdoor repair of Jet Skis is permitted.
19. All lighting must be shielded or installed in such a way as to not cast glare on the residential property.
20. No outdoor speakers, bells, buzzers, horns or P/A system will be permitted.
21. Label elevations North, South, East, and West not left and right etc.
22. Provide horizontal color and/or material banding on the East elevation.
23. Final DRC sign offs must be obtained within 90 days of this meeting.
24. Additional comments may be forthcoming at the DRC meeting.

**Recommendations:** It is strongly recommended that you meet with and present you plans to the Sunset and Lauderdale West Neighborhood Associations.

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:** February 13, 2001

**Comments:**

1. No comments.

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
761-5123/ph  
761-5275/fax

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:**  
2/7/01

**Site Plan Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit per ULDR Section 47-20.
2. Indicate geometric dimensions for drive aisles, angle of angled parking spaces, length of parking spaces and width of existing accesses from S.R. 7 per ULDR Sec. 47-20.11.
3. A forty-four (44) ft. stacking distance is required from S.R. 7 R/W line (property line) to first parking space. Indicate this distance or calculate number of trips per day for evaluation of whether this requirement can be reduced per ULDR section 47-20.5.C.5.
4. Existing sign and planter areas on both sides of store front appear to cause traffic circulation difficulties. Is there a walkway under roof for pedestrian access from parking spaces on north side of store to the store?

Provide a photometric (lighting) plan in accordance with Section 47-20.14.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Harvey Smades

**Case #:** 13-R-01

**Date:** February 13, 2001

**Comments:**

No apparent interference will result from this plan at this time.